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STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 62,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 5th DAY OF October 19 98

Notary Public

MY COMMISSION EXPIRES 6-29-99

PREPARED BY:
BRIAN L. SMITH, ESQ. & ASSOCIATES
POST OFFICE BOX 663
GALLATIN, TENNESSEE 37066

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Michael W. O'Neill	~~Franklin National Bank~~ SAME	148-8-177
(NAME)	(NAME)	
4725 Terragon Trail	140 Carnavon Pkwy.	
(STREET ADDRESS OR ROUTE NUMBER)	(STREET ADDRESS)	
Antioch, TN 37013	Nashville, TN 37205	
(CITY) (STATE) (P.O. ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, John S. Shepherd, unmarried

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael W. O'Neill, unmarried

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN ~~Davidson~~ COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT

LAND in Davidson County, Tennessee, being Lot No. 94, on the plan of Terragon Trails, Second Revision, Section Five, as shown on plat of record in Plat Book 5200, Page 18, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

BEING the same property conveyed to John S. Shepherd, unmarried, by Deed of Record in Book 9518, page 995, Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The above legal description is the same as that contained in the previous deed of record.

1213 10/08 0101 03CHECK 240.40

XX unimproved ( ) This is improved ( ) property, known as 4725 Terragon Trail (House Number) (Street) Nashville, TN 37013 (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever, and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand(s) this 5th day of October, 19 98

John S. Shepherd

John S. Shepherd

STATE OF TENNESSEE
COUNTY OF Davidson

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Personally appeared before me, ~~the undersigned~~, a Notary Public in and for said County and State, the within named ~~John S. Shepherd, unmarried~~

the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained. Witness my hand and official seal at ~~Nashville~~ Tennessee, this 5th day of October, 19 98.

Commission expires 6-29-99

Notary Public

NOTARY PUBLIC AT LARGE WILLIAMSON CO.

STATE OF TENNESSEE
COUNTY OF

Before me, _____, a Notary Public within and for the State and County aforesaid, personally appeared _____ and _____ with whom I am personally acquainted and who upon (his oath) (their several oaths) acknowledged (himself) (themselves) to be the _____ and _____ respectively of the _____ the within named bargainor, a corporation, and that (he) (they) as such _____ and _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said _____ as such _____, and attesting the same by the said _____ as such _____

Witness my hand and official seal at office at _____ on this the _____ day of _____, 19_____.

Commission expires _____

Notary Public

WARRANTY DEED

FROM

TO

Furnished by:

0497696
IDENTIF. ↑ REFERENCE

98 OCT -8 AM 9:14
BILL GARRETT REGISTER
DAVIDSON COUNTY, TN.

MAIL ENV.

OFFICIAL RECEIPT

FELIX Z. WILSON, II

REGISTER OF DAVIDSON COUNTY
NASHVILLE, TENNESSEE

RECEIVED OF _____

FOR _____

CO - CONVEYANCE	CC - CERTIFIED COPY	MISC - MISCELLANEOUS
MO - MORTGAGE	REL - RELEASE	CO TX - STATE TAX CONVEY
WD - WARRANTY DEED	UCC - UNIFORM COMMERCIAL CODE	MO TX - STATE TAX MORT
TD - TRUST DEED		PRFEE - PROBATE FEE

DATE	SYMBOL	VALUATION	TAX AND FEES	TOTAL PAID

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CAMT	62000.00
CON TX	229.40
PRFEE	1.00
WDEED	8.00
CFEE	2.00
TOTAL	240.40
CHECK	240.40

10/08/98 01 09:16 0001 1213

RECEIPT IS NOT VALID UNTIL CHECK IS PAID BY BANK

0497696
IDENTIF. & REFERENCE

98 OCT -8 AM 9:14

BILL GARNETT REGISTER
DAVIDSON COUNTY, TN.

No. 1356464